

“SPRUCE CORNER”

**Site Plan Special Permit Application
232 Arlington Street
Acton, Massachusetts**

July 12, 2010

**Prepared for:
West Acton Trio, LLC
P.O. Box 401012
Cambridge, Massachusetts 02140**

**Prepared by:
FORESITE Engineering Associates, Inc.
16 Gleasondale Road, Suite 1-1
Stow, Massachusetts 01775**

INDEX

Application Form

Certified List of Abutters

Use Description

List of Other Permits & Variances

Most Recent Recorded Deed & Plan

Water Balance Calculations

Earth Removal Calculations

NOTE: Drainage calculations under separate document filed herewith

Town of Acton

APPLICATION FOR SITE PLAN SPECIAL PERMIT

To The

Board Of Selectmen

Refer to the "Rules and Regulations for Site Plan Special Permits" available from the Office of the Board or the Site Plan Coordinator for details on the information and fees required for this application. Contact the Site Plan Coordinator at 264-9632 with any questions concerning the Rules. Incomplete applications may be denied.

Please type or print your application.

APPLICANT'S

Name & Address

WEST ACTON TRIO, LLC
P.O. BOX 401012
CAMBRIDGE, MA 02140
Telephone (617) 230-3674

Location and Street Address of Site

232 ARLINGTON STREET (SPRUCE CORNER)

Tax Map & Parcel Number MAP F2B PARCELS 70, 71 & 83

Area of Site 0.84 ac.

OWNER'S

Name & Address

WEST ACTON TRIO, LLC
P.O. BOX 401012
CAMBRIDGE, MA 02140
Telephone (617) 230-3674

Zoning District WAV (WEST ACTON VILLAGE)

If any site plans have been filed previously for this site give file numbers:

CONTACT: Mark Rodnick

The undersigned hereby apply to the Board of Selectmen for a public hearing and a site plan special permit under Section 10.4 of the Zoning Bylaw approving the attached site plan.

The undersigned hereby certify that the information on this application and plans submitted herewith is correct, and that all applicable provisions of Statutes, Regulations, and Bylaws will be complied with.

The above is subscribed to and executed by the undersigned under the penalties of perjury in accordance with Section 1-A of Chapter 268, General Laws of the Commonwealth of Massachusetts.

JULY 6, 2010

Date

Signature of Petitioner

[Handwritten signature]

MARK Rodnick, MANAGER
WEST ACTON TRIO, LLC

OWNER'S KNOWLEDGE AND CONSENT

I hereby assert that I have knowledge of and give my consent to the application presented above.

JULY 6, 2010

Date

Signature of Owner

[Handwritten signature]

MARK Rodnick, MANAGER
WEST ACTON TRIO, LLC



Town of Acton
 472 Main Street
 Acton, MA 01720
 Telephone (978) 264-9622
 Fax (978) 264-9630

Brian McMullen
 Assistant Assessor

Locus: 230-232 ARLINGTON ST
Parcel: F2.A-70, -71, -83

Location	Parcel ID	Owner	Co-Owner	Mailing Address	City	ST	Zip
215 ARLINGTON ST	F2.A-20	CICCONE SCOTT A	CICCONE KELLY MORAN	141 NEW YOURK AV	LOS GATOS	CA	95020-8111
210 ARLINGTON ST	F2.A-29-1	THOMPSON DOUGLAS A		210 ARLINGTON ST	ACTON	MA	01720
3 WEST RD	F2.A-29-3	CHU YU-MEI		3 WEST RD	ACTON	MA	01720
5 WEST RD	F2.A-29-5	PLANTE RICHARD P	RHE ETTA	5 WEST RD	ACTON	MA	01720
7 WEST RD	F2.A-29-7	BERLIED JOHN C	BERLIED ROBERTA A	7 WEST RD	ACTON	MA	01720
9 WEST RD	F2.A-29-8	CHIAO PHILLIP CHEN HSI	CHIAO ANGELA SU-CHU PENG	9 WEST RD	ACTON	MA	01720
226 ARLINGTON ST	F2.A-29-10	PHILBRICK SCOTT D	SHARYON D	226 ARLINGTON ST	ACTON	MA	01720
35 SPRUCE ST	F2.A-33	HARRIS HELEN E	GRANEY MARK R ET AL	33 SPRUCE STREET	ACTON	MA	01720
221 ARLINGTON ST	F2.A-34	FLANNERY CECELIA JOAN		544 MASSACHUSETTS AVE	ACTON	MA	01720
219 ARLINGTON ST	F2.A-35	PETERSON N ROBERT	MORSE KAREN J	219 ARLINGTON ST	ACTON	MA	01720
34 SPRUCE ST	F2.A-39	GEIKE DAVID	ANN H	204 LARCH ROW	WENHAM	MA	01984
239 ARLINGTON ST	F2.A-44	KLINGER MICHAEL L	DRAGO M CAROLE	239 ARLINGTON ST	ACTON	MA	01720
235 ARLINGTON ST	F2.A-45	LOCKE CYNTHIA A		235 ARLINGTON ST	ACTON	MA	01720
227 ARLINGTON ST	F2.A-46	HARTMAN WILLIAM G	JANE LOUISE HARTMAN	227 ARLINGTON ST	ACTON	MA	01720
251 ARLINGTON ST	F2.A-51	GORDON RICHARD TRUSTEE	251 ARLINGTON STREET TRUST	C/O PAULA GORDON	394 AF ACTON	MA	01720
30 SPRUCE ST	F2.A-52	MAZZEO SANTO J	DORIS A	30 SPRUCE ST	ACTON	MA	01720
220 ARLINGTON ST	F2.A-53	RICHARDT ANDREW D	RICHARDT LAUREN	220 ARLINGTON ST	ACTON	MA	01720
245 ARLINGTON ST	F2.A-60	IJAN 2MA REALTY LLC		215 BUSINESS PARK DR	ARMONK	NY	10504
241 ARLINGTON ST	F2.A-61	MADIGAN JOHN C	C/O LR PROPERTIES LLC	PO BOX 745	HARVARD	MA	01451
250 ARLINGTON ST	F2.A-79.A	SMITH ADAM W C	ANDERSEN CHRISTIANA MCKERN,	250 ARLINGTON ST	ACTON	MA	01720
252 ARLINGTON ST	F2.A-79.B	MADDOX MARY PRICE		252 ARLINGTON ST	ACTON	MA	01720
240 ARLINGTON ST	F2.A-81	BOTTOS NICHOLAS A + CASSIANI N	TRUSTEES 240 ARLINGTON ST NC	253C SCHOOL ST	ACTON	MA	01720
15 SPRUCE ST	F2.A-82	MERRILL ERNEST O JR TRUSTEE	15 SPRUCE TRUST II	15 SPRUCE ST	ACTON	MA	01720
565 MASS AV	F2.A-90	COURNOYER ADELARD W	C/O DINNO RAIED AND DINNO SAA	565 MASS AV REALTY TRUST	56 ACTON	MA	01720
555 MASS AV	F2.A-91	BOTTOS LLC		253B SCHOOL STREET	ACTON	MA	01720
10 SPRUCE ST	F2.A-92	BOTTOS CASSIANI N TRUSTEE	SUCCESSOR TRUSTEE OF THE 20	253B SCHOOL ST	ACTON	MA	01720
11 SPRUCE ST	F2.A-93	BOTTOS NICHOLAS A TRUSTEE	BOTTOS CASSIANI N TRUSTEE	11 SPRUCE ST NOMINEE TRUS 2	ACTON	MA	01720
3 SPRUCE ST U2	F2.A-94-2	BITTERROOT GROUP LLC		PO BOX 796	ACTON	MA	01720
1 SPRUCE ST U3	F2.A-94-3	543-545 MASS AVE LMTD PTNRSP	NAOMI ROSENFELD	543 MASS AV	ACTON	MA	01720
5-9 SPRUCE ST U1	F2.A-97	PRESTI FAMILY LP	PRESTI MANAGEMENT CORP GP	585 MASS AVENUE	ACTON	MA	01720
553 MASS AV	F2.A-102	WEST ACTON AMERICAN/EXXON/MC	GILBARCO INC	ATTN: CMS MAILSTOP F-76	730C GREENSBORO	NC	22087

Brian McMullen
Assistant Assessor

Locus: 230-232 ARLINGTON ST
Parcel: F2.A-70, -71, -83

Location	Parcel ID	Owner	Co-Owner	Mailing Address	City	ST	Zip
531 MASS AV	F2.A-103	531 MASS AVE LLC		543 MASS AVE	ACTON	MA	01720
543 MASS AV	F2.A-112	543-545 MASSACHUSETTS AVENUE	LIMITED PARTNERSHIP	543 MASS AVE	ACTON	MA	01720
541 MASS AV	F2.A-113	541 MASS AVE LLC		543 MASS AVE	ACTON	MA	01720
535 MASS AV	F2.A-114	537 MASS AVE LLC		543 MASS AVE	ACTON	MA	01720
MBTA	C/O TRANSIT REALTY ASSOCIATES, LLC		ATTN: VANESSA MERRITT	77 FRANKLIN ST 9TH FLOOR	BOSTON	MA	02110

Abutters and owners of land directly opposite on any public or private street or way and abutters to the abutters within three hundred feet of the property line all as they appear on the most recent applicable tax list.

**HEARING NOTICES FOR ALL SPECIAL PERMITS MUST BE SENT TO THE
PLANNING BOARD, TOWN HALL IN THE FOLLOWING TOWNS:**

Boxborough, MA 01729 Maynard, MA 01754 Concord, MA 01742 Littleton, MA 01460
Carlisle, MA 01741 Stow, MA 01775 Westford, MA 01886 Sudbury, MA 01776


Kimberly Hoyt
Assessing Clerk
Acton Assessors Office

11-Mar-09



16 Gleasondale Rd., Suite 1-1
Stow, Massachusetts 01775
Phone: (978) 461-2350
Fax: (978) 841-4102
www.foresite1.com

“SPRUCE CORNER” Use Description

The site of the proposed “Spruce Corner” development is a 0.84 acre tract of land located at the southeast corner of Arlington Street and Spruce Street in the West Acton village identified on Acton Assessors Maps as Map F2A Parcels 70, 71 & 83. The project site is located within the West Acton Village (WAV) zoning district and abuts the Village Residential (VR) zone to the east and across Arlington Street to the north. The project site is currently used for residential purposes and contains two single family dwellings and an accessory garage. There are currently no other structures on the site and all uses of the site are residential or accessory to residential uses (single family dwellings with accessory yard and garden areas).

The development proposal for the site involves demolition of the two existing dwellings and garage, clearing of vegetation, grading, and construction of 3 structures – 2 duplex residences and a building at the corner of Arlington Street and Spruce Street with approximately 4,396 square feet of commercial space in the basement and on the first floor and (3) 2-bedroom apartments on the second and third floors. Appurtenant to the principal use of the buildings is construction of access drives, parking areas, walkways, drainage and sewerage infrastructure and extension of utilities from Arlington Street and Spruce Street to serve the buildings on site. Parking for the development is proposed to be provided in a central parking lot containing 9 spaces with each duplex dwelling unit having one garage parking space and one designated surface space per unit, with each apartment proposed to have 1 designated surface space per unit. Additionally there is one handicap van accessible parking space proposed for the project.

The use of the site for a mix of dwelling sizes and types, and for limited commercial storefront space along the site frontage is in harmony with the neighborhood of abutting homes and various commercial uses in the West Acton Village. The project is located within walking distance to the Gates School, the West Acton Post Office and various shops and services available in West Acton and has been conceived to complement and enhance the character of this coveted Acton neighborhood.



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Stow, Massachusetts 01775
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“SPRUCE CORNER” List of Other Permits & Variances

With the exception of the Site Plan Special Permit required from the Board of Selectmen, the following permits will be required for the Spruce Corner project:

Permit	Issuing Authority	Status
Sewage Disposal Works Construction Permit(s)	Health Department	Permits Issued
Order of Conditions	Conservation Commission	Not yet filed
Building Permit(s)	Building Department	Not yet filed

No variances are being sought or are anticipated to be required for the project.

OB

I, PETER R WHITCOMB

of 144 Hayward Road, Acton Middlesex County, Massachusetts

being married, for consideration paid, and in full consideration of (\$500,000.) DOLLARS

grant to WEST ACTON TRIO, LLC, a Massachusetts Limited Liability Company

of 44 Belcher Drive, Sudbury, MA 01776

with quitclaim covenants

(Description and encumbrances, if any)

The land, with the buildings thereon, located at corner of Spruce Street (formerly known as School Street) and Arlington Street, West Acton, Massachusetts, and shown on "Plan of Land in Acton, Massachusetts (Middlesex County) Scale 1" = 20' May 29, 2008 Stamski and McNary, Inc.," to be recorded herewith. Plan # 426 of 2008

Said parcel has 183.93 feet frontage on Arlington Street, and 93 feet frontage on Spruce Street (formerly known as School Street. Said parcel contains a total area of about 36,794 square feet of land according to said plan.

For my title see will of Julian A Whitcomb, Middlesex Probate Court #319456. See also will of Mattie I Houghton, Middlesex Probate Court # 267764. See also deed recorded with Middlesex South District Registry of Deeds in Book 7059 Page 364.

Property Location: 230 B 232 Arlington, St. Acton, MA 01720

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 08/03/2008 03:14 PM
Ck# 109601 26281 Doc# 00091307
Fee: \$2,280.00 Cons: \$500,000.00

WITNESS my hand and seal this 3rd Day of June 2008.

Alfred F Glavey
Witness

Peter R Whitcomb
Peter R Whitcomb

Commonwealth of Massachusetts

MIDDLESEX, SS.

On this 3rd day of June, 2008, before me, the undersigned notary public, personally appeared Peter R Whitcomb, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Alfred F Glavey
Notary Public, Alfred F Glavey
My Commission expires June 5, 2009

E. C. Brown
Attest Middlesex S. Registrar

Return to:
Emanuel John Markis, Esq.
43 Thorndike Street
3rd Floor
Cambridge, MA 02141-1764

PL # 426 6-03-2008 3:02 P.M.

RECORD OWNER

PETER WHITCOMB
232 ARLINGTON STREET
ACTON, MA

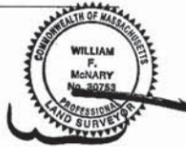
REFERENCE

MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
DEED BOOK 4209 PAGE 552
DEED BOOK 7308 PAGE 334
DEED BOOK 7059 PAGE 364
PROBATE DOCUMENT 319456
PLAN No. 1759 OF 1946
PLAN No. 62 OF 1944
PLAN No. 735 OF 1966
PLAN No. 349 OF 1968

I CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIP, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF OWNERSHIP OR FOR NEW WAYS ARE SHOWN; AND THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

29 MAY 2008

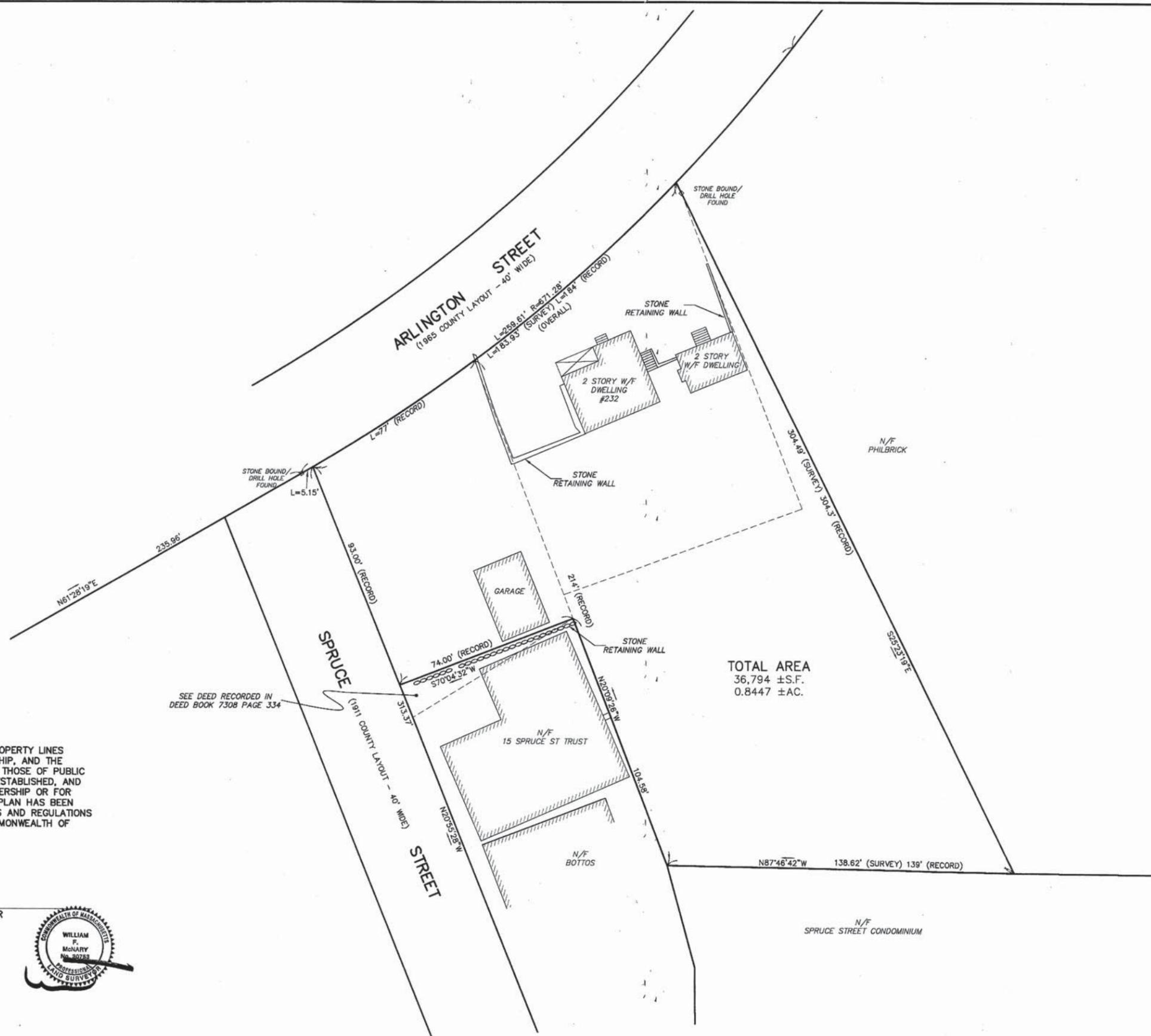
DATE
REGISTERED PROFESSIONAL LAND SURVEYOR



Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 426 of 2008
Rec'd 6-3-2008
at 3 H 02 M P.M.

Attest
Register

477



TOTAL AREA
36,794 ±S.F.
0.8447 ±AC.



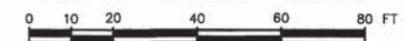
NOTE:

THIS PLAN IS BASED ON THE REFERENCED PLANS AND AN ON THE GROUND SURVEY. THE CERTIFICATION HEREON IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS ONLY, AND IS NOT CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN, OR AS TO THE EXISTENCE OF UNRECORDED EASEMENTS. OWNERSHIP OF ABUTTING PROPERTIES IS FROM CURRENT ASSESSOR'S RECORDS.

PLAN OF LAND
IN
ACTON, MASSACHUSETTS
(MIDDLESEX COUNTY)

SCALE: 1"=20' MAY 29, 2008

STAMSKI AND MCNARY, INC.
80 HARRIS STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING





16 Gleasondale Rd., Suite 1-1
 Stow, Massachusetts 01775
 Phone: (978) 461-2350
 Fax: (978) 841-4102
 www.foresite1.com

“SPRUCE CORNER” Water Balance Calculations

1. EXISTING CONDITIONS

Use the following mass balance equation to determine annual groundwater recharge for the site under existing conditions:

$$P = DRO + ET + I$$

WHERE:

$P =$ MEAN ANNUAL PRECIPITATION = 44.8”/YEAR
 (NATIONAL CLIMATIC DATA – BEDFORD STATION, MA)

$DRO =$ DIRECT RUNOFF = 469 cu.ft.
 (From HydroCAD output, 2-yr storm, predevelopment conditions)

Express direct runoff, DRO as percentage of mean annual precipitation, P for the site:

$469 \text{ cu.ft total runoff volume} / (36,794 \text{ s.f.} \times 3.2' \times 1'/12'') = 4.78\% \text{ of } P$
 4.78% of P is DRO, DRO is therefore calculated as:

$$DRO = 0.0478 \times 44.8'' = 2.14''/\text{YEAR}$$

$ET =$ EVAPOTRANSPIRATION POTENTIAL = 20”/YEAR
 (USGS)

$I =$ INFILTRATION FOR GROUNDWATER RECHARGE (to be solved for)

Solve the mass balance equation for I to determine the annual groundwater recharge for the site under existing conditions:

$$I = P - DRO - ET$$

$$I_{\text{EXISTING}} = 44.8'' - 2.14'' - 20'' = 22.66''/\text{YEAR}$$

2. PROPOSED CONDITIONS

Use the following mass balance equation to determine annual groundwater recharge for the site under proposed conditions:

$$P = DRO + ET + I$$

WHERE:

$$P = \text{MEAN ANNUAL PRECIPITATION} = 44.8''/\text{YEAR} \\ (\text{NATIONAL CLIMATIC DATA} - \text{BEDFORD STATION, MA})$$

$$DRO = \text{DIRECT RUNOFF} = 17 \text{ cu.ft.} \\ (\text{From HydroCAD output, 2-yr storm, post development conditions, sum of runoff volumes from} \\ \text{Reach 20R and Reach 21R})$$

Express direct runoff, DRO as percentage of mean annual precipitation, P for the site:

$$17 \text{ cu.ft total runoff volume} / (36,794 \text{ s.f.} \times 3.2'' \times 1' / 12'') = 0.17\% \text{ of } P \\ 0.17\% \text{ of } P \text{ is } DRO, DRO \text{ is therefore calculated as:}$$

$$DRO = 0.0017 \times 44.8'' = 0.08''/\text{YEAR}$$

$$ET = \text{EVAPOTRANSPIRATION POTENTIAL} = 20''/\text{YEAR} \\ (\text{USGS})$$

$$I = \text{INFILTRATION FOR GROUNDWATER RECHARGE (to be solved for)}$$

Solve the mass balance equation for I to determine the annual groundwater recharge for the site under proposed conditions:

$$I = P - DRO - ET$$

$$I_{\text{PROPOSED}} = 44.8'' - 0.08'' - 20'' = 24.72''/\text{YEAR}$$

Annual groundwater recharge is increased for the site from 22.66''/Year under current conditions to 24.72''/Year following redevelopment of the site because of stormwater infiltration measures included in the design of the project.

References:

Direct runoff from Drainage Stormwater Report & Calculations for "Spruce Corner", Acton, MA, prepared by FORESITE Engineering Assoc., Inc. dated July 12, 2010

Mean Annual Precipitation data from National Climatic Data Center, Bedford, Massachusetts

Evapotranspiration Potential from United States Geological Survey (USGS), Mean Annual Runoff, Precipitation, and Evapotranspiration in the Glaciated Northeastern United States, 1951-1980 (attached)



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 Stow, Massachusetts 01775
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“SPRUCE CORNER” Earth Removal Calculations

CONTOUR	CUT AREA (S.F.)	FILL AREA (S.F.)	NET AREA (S.F.)	NET VOLUME (CU.YDS)
222.0	0.0	0.0	0.0	0.0
221.0	7,002.0	7,937.0	935.0	34.6
220.0	7,002.0	15,377.0	8,375.0	310.2
219.0	7,002.0	13,978.0	6,976.0	258.4
218.0	7,002.0	11,709.0	4,707.0	174.3
217.0	7,002.0	8,295.0	1,293.0	47.9
216.0	7,002.0	5,209.0	-1,793.0	-66.4
215.0	7,002.0	2,172.0	-4,830.0	-178.9
214.0	7,429.0	538.0	-6,891.0	-255.2
213.0	7,536.0	1,148.0	-6,388.0	-236.6
212.0	1,150.0	1,476.0	326.0	12.1
211.0	1,050.0	0.0	-1,050.0	-38.9
210.0	0.0	0.0	0.0	0.0
			NET FILL	+61.5 CU.YDS.*

*Calculations assume no swell or compaction factors